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Fairway Drive, Humberston



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When it comes to
property it must be


lovelle



£409,500



Located in this sought after area off Humberston Avenue within excellent school catchments is this FIVE bedroom detached family home offering well-proportioned rooms providing all the space you would need for a family. This spacious home was newly built in 2021 by Charles Church and overlooks a designated wildlife area to the front with a double width driveway providing ample parking leading to the double garage.

Key Features

- Executive Detached House
- Lounge
- Living Dining Kitchen
- Five Double Bedrooms
- Three Bathrooms
- Double Garage
- EPC rating B
- Tenure: Freehold





Located in this sought-after area off Humberston Avenue within excellent school catchments is this FIVE double bedroom detached family home offering well-proportioned rooms providing all the space you would need for a family. This spacious home was newly built in 2021 by Charles Church and overlooks a designated wildlife area to the front with a double width driveway providing ample parking leading to the double garage.

Benefitting from uPVC double glazing, gas central heating and a security alarm system the accommodation comprises briefly of an entrance hall, cloakroom, there is a good size lounge to the front, open plan living dining kitchen which overlooks the rear garden which is perfect for entertaining both inside and out.

Upstairs you will find a galleried landing with two large storage cupboards, principal bedroom with en suite bathroom, bedrooms two and three having a Jack and Jill shower room, two further bedrooms and a family bathroom. Outside there are lawn gardens with a corner summer house.

A fantastic family home and viewing comes highly recommended.

Entrance Hall

Entered via a composite entrance door into this bright and airy welcoming hallway with staircase leading to the first floor accommodation and understairs storage cupboard. uPVC double glazed side window. Radiator. Core-tec lifetime guarantee luxury laminated flooring. Intruder alarm panel.

Cloakroom

1.62m x 1.3m (5.3ft x 4.3ft)

Fitted with a low flush WC and pedestal wash hand basin. Tiling to splash areas and tiled flooring. Radiator.

Lounge

5.1m x 3.64m (16.7ft x 11.9ft)

A spacious room having a uPVC double glazed window which overlooks the front garden and the designated wildlife area beyond. Radiator. Full fibre optic network system.

Open Plan Living Dining Kitchen

11.23m x 3.33m (36.8ft x 10.9ft)

This is a fantastic open plan space which is the hub of the home ideal for family living and entertaining. Having an abundance of natural light coming in from the two sets of French doors and uPVC double glazed window which overlook the rear garden. The kitchen is equipped with fitted wall and base units with contrasting work surfaces over and matching upstands incorporating a 1.5 bowl stainless steel sink. Built in oven with hob and extractor over. Breakfast bar ideal for informal dining. Integrated fridge freezer and dishwasher. Two radiators. Tiled flooring.

Utility Room

2.24m x 1.63m (7.3ft x 5.3ft)

Base units provide storage having counter top with plumbing for washing machine and dryer. uPVC double glazed door leads out to the side. Tiled flooring.

Galleried Landing

A fabulous galleried landing having a uPVC double glazed window to the front elevation. Access to the loft space. Two large storage cupboards.

Bedroom One

4.99m x 4.73m (16.4ft x 15.5ft)

Having a uPVC double glazed window overlooking the front garden and green space beyond. Radiator.

En-suite Bathroom

2.7m x 1.89m (8.9ft x 6.2ft)

Having a white suite comprising of a panel bath, pedestal wash hand basin, shower enclosure with mains shower and a low flush WC. uPVC double glazed window to the front elevation. Chrome ladder radiator. Part tiling to walls and tiled floor. Downlights to ceiling. Extractor fan.

Bedroom Two

3.92m x 3.12m (12.9ft x 10.2ft)

uPVC double glazed window to the front aspect and radiator. Door leading to the Jack and Jill bathroom.

Bedroom Three

3.92m x 3m (12.9ft x 9.8ft)

Overlooking the rear garden having a uPVC double glazed window and radiator.

Jack and Jill Shower Room

2.76m x 2.01m (9.1ft x 6.6ft)

The shower room is part tiled and fitted with a white suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and low flush w.c. Chrome ladder radiator. Downlights to ceiling. Extractor fan.

Bedroom Four

4.06m x 3m (13.3ft x 9.8ft)

Having a uPVC double glazed overlooking the rear garden and radiator.

Bedroom Five

3.09m x 3.01m (10.1ft x 9.9ft)

Currently used as a study this double bedroom has a uPVC double glazed window to the rear aspect and radiator.

Family Bathroom

2.77m x 2.15m (9.1ft x 7.1ft)

The family bathroom is fitted with a white suite comprising:- Shower enclosure with mains shower, panelled bath, low flush WC and pedestal wash hand basin. uPVC double glazed window to the side elevation. Part tiling to walls and chrome ladder radiator. Tiled flooring. Downlights to ceiling. Extractor fan.

Front Garden

Overlooking an open green space the front garden is laid to lawn with a double width driveway providing ample off road parking leading to the double garage.





Rear Garden

The rear garden is enclosed and laid to lawn having a patio area providing a fantastic outside dining and entertaining space including a corner summer house. Fencing defines the boundaries. Two double power points. Outside tap.

Double Garage

The double garage has up and over doors, light and power. Wall mounted gas central heating boiler. The garage has high quality Duramat interlocking tile flooring, making it ideal for use as a garage, gym or playroom.

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgages and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

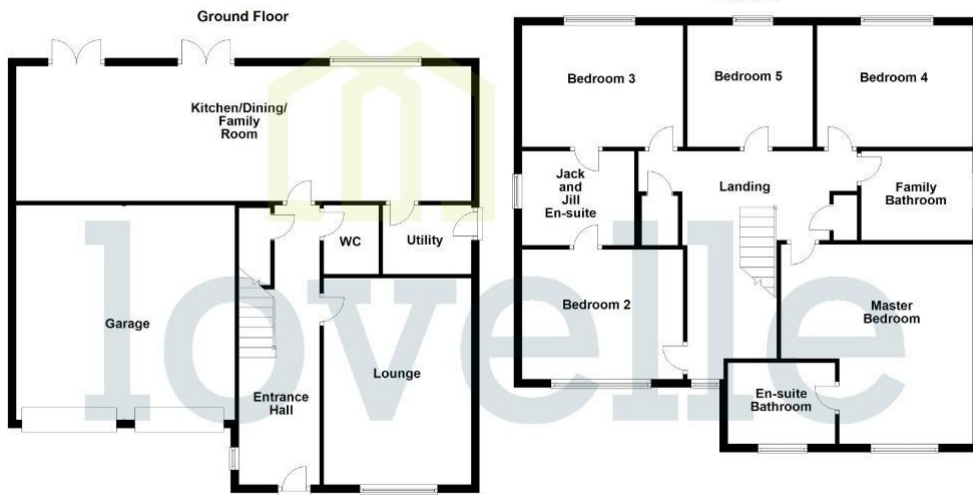
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Council Tax Information

The Council Tax Band for this property is F. This information was obtained in July 2022 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands





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